035.0	0003	0023.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card /	Total Parcel
APPRAISED:	803,000 /	803,000
USE VALUE:	803,000 /	803,000
ASSESSED:	803,000 /	803,000

PROPERTY LOCATION

No	Alt No	Direction/Street/City
10	-12	NORCROSS CIR, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	HOWINGTON JOYCE M
Owner 2:	HOWINGTON KENNETH H JR
Owner 3:	
Street 1:	10 NORCROSS CIRCLE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	HOWINGTON KENNETH H--ETAL -
Owner 2:	HOWINGTON JOYCE M -
Street 1:	10 NORCROSS CIRCLE
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 6,011 Sq. Ft. of land mainly classified as Two Family with a Multi- TnHs Building built about 1964, having primarily Vinyl Exterior and 3217 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 2 HalfBaths, 12 Rooms, and 6 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	6011.000	418,800		384,200	803,000
Total Card	0.138	418,800		384,200	803,000
Total Parcel	0.138	418,800		384,200	803,000

Source: Market Adj Cost | Total Value per SQ unit /Card: 249.60 | /Parcel: 249.6

Legal Description

User Acct	GIS Ref	GIS Ref	Insp Date
24565			11/01/18

Entered Lot Size
Total Land:
Land Unit Type:

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 035.0-0003-0023.0

!2896!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	104	FV	418,800	0	6,011.	384,200	803,000	803,000	Year End Roll	12/18/2019
2019	104	FV	374,000	0	6,011.	348,200	722,200	722,200	Year End Roll	1/3/2019
2018	104	FV	374,000	0	6,011.	330,200	704,200	704,200	Year End Roll	12/20/2017
2017	104	FV	350,800	0	6,011.	288,200	639,000	639,000	Year End Roll	1/3/2017
2016	104	FV	350,800	0	6,011.	246,100	596,900	596,900	Year End	1/4/2016
2015	104	FV	298,700	0	6,011.	228,100	526,800	526,800	Year End Roll	12/11/2014
2014	104	FV	298,700	0	6,011.	189,100	487,800	487,800	Year End Roll	12/16/2013
2013	104	FV	310,600	0	6,011.	180,100	490,700	490,700		12/13/2012

PRINT

Date	Time
12/10/20	18:14:03

LAST REV

Date	Time
04/02/19	14:48:37

apro

USER DEFINED

Prior Id # 1:	24565
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 2896

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
HOWINGTON KENNE	68885-161		2/13/2017	Convenience	99	No	No		
	12450-567		6/8/1973		100,000	No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
11/1/2018	MEAS&NOTICE	HS	Hanne S
1/15/2009	Meas/Inspect	189	PATRIOT
2/25/2000	Meas/Inspect	197	PATRIOT
11/1/1981		MM	Mary M

Sign: VERIFICATION OF VISIT NOT DATA ___/___/___

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		6011		Sq. Ft.	Site		0	64.	1.00	3									384,212						384,200	

Total AC/HA:	0.13799	Total SF/SM:	6011	Parcel LUC:	104	Two Family	Prime NB Desc:	ARLINGTON	Total:	384,212	Spl Credit		Total:	384,200

EXTERIOR INFORMATION

Type:	14 - Multi- TnHs		
Sty Ht:	2 - 2 Story		
(Liv) Units:	2	Total:	2
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BLUE		
View / Desir:			

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	2	Rating:	Average
A HBth:		Rating:	
OthrFix:	2	Rating:	Average

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:	1	Rating:	Good
Frpl:		Rating:	
WSFlue:		Rating:	

COMMENTS

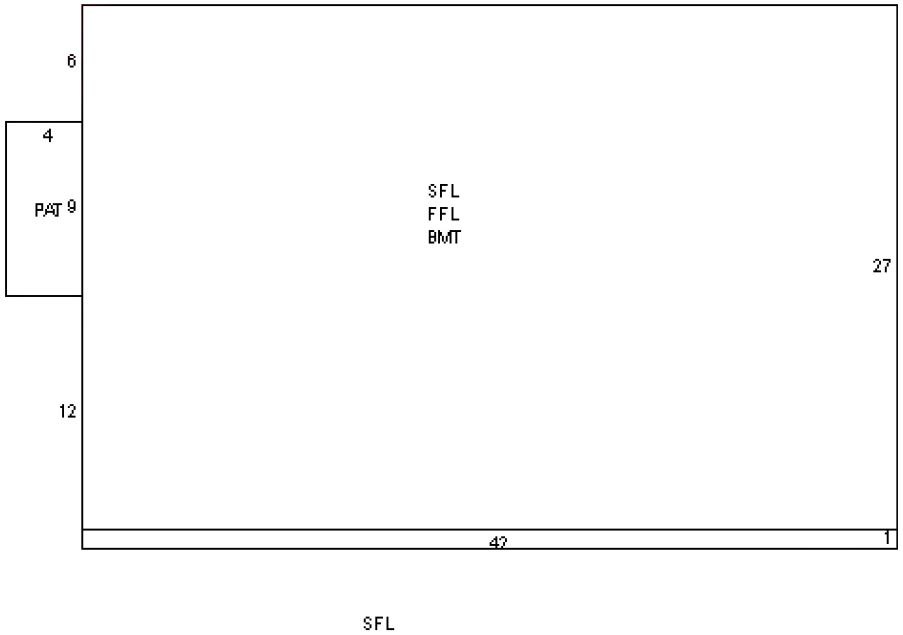
SCUTTLE HOLE 2 SINKS IN BSMT.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	2

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	12	BRs:	6	Baths:	2	HB	2				

SKETCH



GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1964	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
2	6	3	
Totals			
2	12	6	

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	30	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	140.00
Size Adj.:	1.10454535
Const Adj.:	0.99693000
Adj $ / SQ:	154.162
Other Features:	133000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	569046
Depreciation:	150228
Depreciated Total:	418818

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:		Before Depr:	154.16
Special Features:	0	Val/Su Net:	120.34
Final Total:	418800	Val/Su SzAd	181.30

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
SFL	Second Floor	1,176	154.160	181,294
BMT	Basement	1,134	70.300	79,718
FFL	First Floor	1,134	154.160	174,819
PAT	Patio	36	5.980	215

Net Sketched Area:	3,480			Total:	436,046
Size Ad	2310	Gross Are	3480	FinArea	3217

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	80	A	

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 035.0-0003-0023.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	8X8	A	AV	1988	0.00	T	24.8	104						
2	Frame Shed	D	Y	1	8X6	A	AV	1990	0.00	T	23.2	104						

More:	N	Total Yard Items:		Total Special Featues:		Total:	

IMAGE

AssessPro Patriot Properties, Inc